

## NEW SUBDIVISION IN NORTHWEST Borders Fourteenth Street as Now Extended.

### WILL HAVE CITY FEATURES

Twenty-one Acre Ruppert Tract Bought  
by Robinson & Co. and Others  
for About \$70,000.

A new subdivision to be known as Fourteenth Street Heights is to be opened up by Robinson & Co., in connection with the general improvement which is in progress in the northwest suburbs, as a result of the extension of the highways in that section.

The tract on which the subdivision is to be made lies on the line of the new Fourteenth street extended, and comprises what is left of the Ruppert tract, and was bought by Robinson & Co., and several of their Virginia clients, from Henry J. Ruppert, Gregor J. Ruppert, and Bernard P. Ruppert. It is located between Fourteenth street extended and Brightwood avenue, and comprises a little less than twenty-one acres, for which the purchasers paid approximately \$70,000.

Those promoting the subdivision propose to go to some expense in grading the land, installing water service and sewers, laying sidewalks, and otherwise improving the site.

### On Market at Once.

The property will be immediately subdivided into building lots and placed upon the market. All lots are to be reduced to grade, and the permanent system of highways, which includes Trenton, Utica, Vallejo, and Third streets and Arkansas and Iowa avenues. The residents of the new subdivision, it is explained, are to have city improvements without cost, and George P. Robinson, who negotiated the purchase for the firm and its clients, states that the new owners will build a number of substantial residences to be sold. Mr. Robinson says that the style of these houses will be exceptionally good, as it is intended to foster from the start a character of buildings which will lend attractiveness to the section and enhance its value. The idea is to maintain the tone of the locality on a par with the improvement on Columbia Heights and adjoining properties.

### Near Car Lines.

Brightwood avenue skirts along the tract for a quarter of a mile on its eastern frontage, making it accessible to the car line which goes out that thoroughfare, while the Fourteenth street line, which will be operating on its extended tracks by spring, will provide traction service on the western line of the subdivision. At the point where it passes this property, Brightwood avenue is about on a line with Twelfth street, thus making the tract two blocks in width and placing all the lots within a block of one line and within two blocks of the other.

Nearly all the land is on the street grade, and for this reason, will require very little work to make the subdivision practically level. A feature of the section will be the broad streets and avenues with which it will be intersected. Their width is to vary from 90 to 120 feet thus allowing an unusual amount of breathing space.

### Own Other Properties.

Robinson & Co., who will have exclusive control of the development of the property, are widely known as successful operators in suburban realty in this vicinity. They are the owners of Connecticut Avenue Highlands, North Columbia Heights, and Silver Spring Park, and have had to do with other extensive subdivisions during recent years. Mr. Robinson has devoted his attention largely to this class of property for a long time, and has been very successful in it.

Carlton B. Hazard represented the Rupperts in the transaction, which has been pending for two months. The purchase is the first made recently near the line of the extension of Fourteenth street.

### CAREFUL GIRLIE.

"These newspaper statements that I only knew my husband for one day before our marriage are all nonsense," writes the heroine of the latest sensational elopement.

"When you really knew him two weeks," Louisville Courier Journal.

### MEDICAL.

**DR. REED SPECIALIST**  
509 12th St.  
23 YEARS' Successful  
practice in the  
cure of Chronic, Nervous,  
and Special Diseases of Men  
and Women.

Means Health to You if You Suffer:  
From Catarrh, Obesity, Rheumatism, Constipation, Piles, Throat, Lung, Heart, Blood, and Skin Diseases; Nervous and Venereal Diseases; Kidney, Bladder, Prostate, Discharges, Stricture, Varicose Veins, Dropsy, Eruptions, Ulcers, and All Private Diseases cured by life by safe methods. CHARGES LOW. INCLUDING MEDICINES. CONSULTATION FREE.

Private Waiting Rooms for Ladies.  
OFFICE HOURS:  
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509 Twelfth St. N. W.

**DR. SHADE**  
MEDICAL EXPERT AND SPECIALIST. 24 years' practice. Cures brain and nervous diseases, heart, stomach, kidney, bladder, stricture, catarrh, piles, special weakness, blood, skin, and venereal diseases. Cures promptly. Consultation free. 502 F St. N. W. 02-17

**DR. FISK ELGIN**  
Expert in the treatment of private diseases, chronic and acute. Cures brain and nervous diseases, heart, stomach, kidney, bladder, stricture, catarrh, piles, special weakness, blood, skin, and venereal diseases. Cures promptly. Consultation free. 502 F St. N. W. 02-17

**LADIES' SANITARIUM.**  
Madam Adolph, experienced specialist. Female irregularities, successfully treated; absolute safety; satisfaction guaranteed; private home during confinement; strictly confidential; register, hours, 9 to 12 a. m. 4 to 8 p. m. Phone 1668-R. 1224 Argyle ave., Baltimore, Md. 02-307

**W. T. BALDUS, M. D., Ph. D.,**  
GERMAN SPECIALIST  
On Diseases of the Brain, Nervous System, Kidneys, Heart, Stomach, and other Diseases. Doctor's service and medicine. R. Consultation free. Telephone Main 214. Southwest corner 6th and F sts. n.w. Hours, 10 to 1 and 4 to 6 p.m. Closed Sunday. 02-204

## Let Boys and Girls Go to School Together

Three Out of Five Washington Educators  
Support That Proposition—Discuss  
Smith Professor's View.

Miss Kate Gordon, professor of psychology at Smith College, Mt. Holyoke, declares emphatically that if men and women are fit to marry they are fit to go to school together. She believes a girl's domestic training should not begin until she not only knows she will marry, but whom she will marry.

"The superlative fascination of the married state," said Miss Gordon, "has by recent writers been a trifle overworked."

The views set forth by her are shared by many heads of Washington colleges. Others are firmly of the opinion that to bring men and women together in the classroom defeats the ends of education and takes away all opportunity for serious study, particularly on the part of the woman.

Prof. John Gordon, head of Howard University, has had varied experiences as a director of colleges.

**Feminizing Feared.**  
"My knowledge of co-education," says Dr. Gordon, "comes from five years' experience as the executive head of institutions in which pupils were reared from both sexes. One of these institutions was in Tabor College, Iowa, of which I was president, and the other, Howard University. There are many notable advantages of co-education. Order in the classroom seems to be better and more easily maintained. The presence of the opposite sex appears to act as a stimulus and to produce better class work."

"The disadvantages to my mind almost entirely cluster around the danger of feminizing the institution. While it has not yet become the case in the East, there is a very apparent tendency in the West, especially in the smaller colleges, to draw so many women they are beginning to outnumber the men. Where this is so, it can only be expected that the instruction will be of a character to suit the needs of the majority of the students. In such cases the majority being women, the instruction has in some instances become feminized. This is noticeable even in the faculties, as where there are so many students it is likely to happen that a good many women are given places in the faculty. The result where there happens to be a preponderance of women is to feminize."

"There is no question that young men are in many ways benefited by the introduction of this feminine element into the college life. Probably any dangers arising from it could be guarded against and minimized. In the great universities where co-education is carried on such as those of Michigan, Minnesota, Iowa and Nebraska I am satisfied from personal knowledge this matter of feminizing is not a serious danger. In the smaller colleges, where the one which causes the greatest solitude, in other respects, such as discipline, I do not think there has been any special difficulty found in the administration of large educational institutions in which are gathered together a considerable number of men and women."

"In Howard University, we not only have young men and young women engaged in the ordinary college branches, but in our professional schools, with the exception of the theological department, we are educating young women for the various professions. In our medical, dental, pharmaceutical and law colleges we always have young women and they have uniformly assured me they found it perfectly agreeable in every way to pursue their studies in the same recitation rooms and laboratories with men. The professors assure me that in these professional schools the presence of the young women is an advantage. Consequently we feel that in Howard University the advantages greatly overbalance the disadvantages."

### Dull Girls Frivolous.

"The question of co-education," writes Anna M. Laise-Phillips, of the Laise-Phillips school, "is so old that its revival by Miss Gordon seems quite unnecessary."

"Speaking, as I do, from the viewpoint of a boarding school principal, whose school for girls and young women is the outgrowth of a private day school, admitting both sexes, and having been a teacher in the public schools of a large city, I could not be true to the conviction which has placed me in my present position, did I not believe that the best results are attained in schools which admit but one sex as pupils."

"I have found that the idea of having young men and women recite together is a fallacy. Energetic students work quite as enthusiastically when their classmates are of their own sex, and the presence of young men is not a stimulus to better work from those who are not studiously inclined. On the contrary, the dull student seeks to make herself popular with her masculine classmates by other devices than a display of intellect."

"Miss Gordon has said that 'if the men and women are fit to marry one another they are fit to go to school together.' I cannot agree with such sentiment for the school period of a girl's life is a preparation for the greater responsibilities which fall to her when she becomes a wife, a mother, or when she assumes another sphere of usefulness. Discretion in the selection of friends of either sex is attained only after school hours have been laid aside; for this reason a young woman should not be handicapped by distracting influences while in school."

Edward N. Thompson, principal of the Martha Washington Seminary, says: "My belief in separate colleges for men and women is due not so much to a recognition of an essential difference in the intellectual life of the two sexes as to a conviction that a more complete development of the man or woman can thus be secured."

"For the young woman, the life of the woman's college is fuller and richer than that of a co-educational institution. The presence of the two sexes in a college necessitates more or less of a division of rights and privileges resulting to the disadvantage of the young women, especially when they are outnumbered by the young men. And the situation may be reversed."

"That co-education as a system is still on trial is evident from the opposition shown in those institutions where it exists. In some colleges, where both men and women are admitted, certain restrictions have been devised to keep the numbers of women in them as small as possible. In others they are segregated for at least part of the college course."

"I cannot think that the alumnae of undergraduates of Vassar, Smith, Wellesley, or Bryn Mawr would ever take seriously a proposition to admit young men as students to those institutions."

**Works at Rockville.**  
B. R. Mason, principal of Gunston, expresses this opinion:

"In the case of my own school and of similar institutions I am not in favor of co-education. I do not believe that it would be advisable or even possible to adopt that system in schools of this character."

"But I freely admit there are obvious advantages in co-education. 'Neglecting all theories and arguments pro and con, the Rockville Academy, one of the endowed schools of Maryland, furnishes a concrete case. Until about eight years ago this academy was conducted solely as a school for boys. The principal, an able and successful educator from Virginia, was by instinct and tradition opposed to co-education, and would never have voluntarily adopted it. The trustees, determined to try co-education, as an experiment, after giving it a fair trial, with proper restrictions and safeguards, the principal finds that the admission of girls was a decided benefit both to the standard of scholarship and to the morale of the school. The average number of pupils since the introduction of girls has been about thirty boys to fifteen girls, who meet each other only on the classroom bench, and sit in different rooms during the hours of school, having no intercourse with each other beyond that in the recitation room."

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"Several other instances have come under my knowledge, but the one suffices to show that co-education, under proper conditions, may be adopted in many cases with great benefit to students of both sexes."

**Admit Women Everywhere.**  
Dr. W. L. Davidson, secretary of the American University, said:

"Let all schools everywhere open their doors to every earnest knocker, male or female. Why not? Let them be educated together. It is better for both. Such contact refines the nature of the mind and gives needed self-reliance to the girls. The quick mental grasp characteristic of girls is a constant stimulus and inspiration to the boys. In all competitive examinations where both sexes were included, this mental alertness on the part of the female sex has had splendid results."

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## Bargains in Houses

If There's a Question as to Where Best Values Are,  
a Visit to Our Two Offices Settles It

### Low Price House,

\$2,500 to \$4,000

\$3,500—13th st. n.w.; 2 stories and cellar; reception hall, furnace heat.

\$3,500—near St. Paul's Church; 2 stories and cellar; 6 rooms and bath; 20 ft. front.

\$2,800—6-room bay window brick; first-class condition.

\$3,500—near P. O.; nearly new; bay window brick; 2 stories and cellar; 6 rooms and bath; a very cozy home.

\$3,700—13th st. n.w.; brick dwelling; 6 rooms; 2 rooms deep on each floor; wide porches, room for stable on the lot.

\$3,800—3 stories; 8-room brick on a lettered street west of 9th st.; a large house, well located.

\$3,000—10th st.; near K st.; 6 rooms; very conveniently located; a bargain.

\$3,500—Brick dwelling; 7 rooms and bath; 2nd story; 10th st. n.w.

\$3,100—Near 7th and Q sts.; well constructed bay window brick; 7 rooms, bath; nicely decorated; brick rented; cheap for home or investment.

\$3,650—A 9-room house on 9th st.; bay window; first-class condition; well rented; a good home or a good paying investment.

\$3,800—8-room brick on 8th st.; near F st.; fine location for a business.

\$2,350—6th st. n.w.; bay window brick; 6 rooms and bath; well rented.

\$2,750—6th st. n.w.; brick; 8 rooms, bath, a good paying investment.

\$3,250—6 rooms; 6th st. and H st.

\$3,800—A closed-in brick dwelling; 6 rooms and bath; lot 24x35; 5th st. n.w.

\$3,200—6th st. n.w.; near K st.; 6 rooms and bath; 25 ft. front.

\$3,500—Brick dwelling; 8 rooms and bath; lot 20x30.

\$3,300—Nearly new bay window brick on lettered street; n.w.; 2 stories and cellar; 8 rooms and bath; 20x20 ft. lot; size lot to an alley; always rented.

\$3,000—5-room brick on a lettered st.; renting for \$22.50; a very attractive brick dwelling.

\$3,800—8-room brick; on O st. n.w.; all modern improvements.

\$3,500—A corner brick; first class condition; 7-room brick on Q st.; near 5th st.

\$3,800—Near 12th and O sts.; brick dwelling; bay window; 8 rooms; 25 ft. wide.

\$2,850—Brick dwelling, near 9th and O sts.; 6 rooms and bath.

\$3,800—A corner on O st. n.w.; 8 rooms and bath.

\$3,800—Q st. n.w.; brick; 8 rooms and bath.

\$3,250—Brick dwelling; 9 rooms; renting for \$32; on Q st.

\$3,000—F near 14th st.; 2 stories; 6 rooms and bath; 24x16; modern plumbing, furnace heat.

\$3,750—n.w.; 9 rooms and bath; 20 ft. front.

\$3,000—Brick dwelling; 6 rooms and bath; R st. n.w.

\$2,650—8-room brick on Q st. n.w.; near 14th; renting for \$35.

\$3,900—A corner; n.w.; 9 rooms; well rented; 2 bay sts.; 2 stories; cellar; 6 rooms and bath.

\$3,300—West of 7th st.; brick dwelling; 6 rooms, bath, cellar, cabinet mantels, modern plumbing, furnace heat.

\$3,900—Well located; n.w.; 2 stories; 10 rooms; lot 22x120.

\$3,850—Brick dwelling; 2 stories; 8 rooms; heated by furnace; two stairways, porches, etc.

\$3,750—Convenient to the 9th st. cars; 6 rooms; bath; first-class condition; lot 25x120.

\$3,700—A nice little home; corner; 6 rooms; cellar; modern bath.

\$3,300—Near 8th and R sts.; 2 stories; cellar; 6 rooms and bath.

\$3,700—A corner; n.w.; near 14th st.; on a lettered st.; 8 rooms; lot 20x120.

\$3,000—Bay window brick; west of 13th; 6 rooms and bath; modern plumbing; nice bath; well rented.

\$3,600—Near 14th st.; 2 stories; cellar; 6 rooms and bath.

\$3,750—A bay-windowed brick; open plumbing; lot 15x30.

\$4,000—A corner; cellar, furnace, open plumbing; lot 15x30.

\$3,200—Northwest; brick; 2 stories; cellar; 6 rooms and bath; a cheap dwelling.

\$3,500—Near 9th and S; 8-room dwelling; 20 ft. front; fine condition.

H street; nearly new; 6 rooms and bath; 20 ft. wide; 6 rooms and bath; 20 ft. front; a bargain.

\$3,000—H st. n.w.; near 8th; 2 stories; lot 15x100 to an alley.

\$3,750—Near 15th and R; a well-built red brick; bay-window; 2 stories and cellar; 6 rooms and bath; select white tenants.

\$3,000—K near 5th; 7 rooms and bath.

\$3,900—K near 5th; 8 rooms and bath; four rooms on the first floor; 31 ft. front.

\$3,000—A corner n.w., near the Government Printing Office; 2 bay windows; 7 rooms and bath.

\$3,600—Near 7th and R streets; a well-built 2-story bay-window brick with a cellar; worth much more.

\$3,900—N street n.w. near North Capitol; 6 rooms and bath; cellar.

\$4,000—Will buy a well built 2-story brick; bay window; cellar; furnace; lot 20x100.

\$3,500—Two stories; cellar; four rooms on each floor. Plenty of closets; near 6th and F streets.

\$3,700—A very desirable new house on B street; 3 stories; 8 rooms and bath; lot 18x35.

\$3,200—B street; 6 rooms and bath; good condition; new plumbing; lot 15x100.

\$3,650—10th street near Massachusetts avenue; this is a very choice location; 8 rooms; cellar; furnace; lot 20x100.

\$4,500—C st. n.e. near 1st; 3 stories; 10 rooms and bath; lot 13x100; 42 ft. front.

\$2,500—E street near 6th; brick; 6 rooms and bath; well located.

\$3,200—E street n.w.; nearly new; 6 rooms, bath, cellar; furnace; a particularly nice home.

\$2,500—P street n.e.; bay-window brick; 6 rooms and bath.

\$3,100—P street; bay window brick; 6 rooms and bath; lot 15x100; alley.

\$2,500—H street near 12th; 6 rooms and bath; lot 15x100; alley.

\$3,200—H street near 8th; 7 rooms, bath; 15x30.

\$4,000—H near 4th; 3 stories, cellar; 8 rooms and bath.

\$3,500—Massachusetts avenue; bay-window brick; 6 rooms and bath; fine location.

\$3,600—Massachusetts avenue; nearly new; 7 rooms; tiled bath.

\$3,000—North Carolina avenue; nearly new 6-room brick; with bath.

\$1,700—Monte 215-29; 9th street; brick; 6 rooms.

\$2,300—9th street; 2 stories, cellar; 6 rooms and bath.

\$3,000—9th street; 8-room frame; rents \$23; lot 15x100; alley.

\$3,500—9th near C; pretty bay-window brick; 8 rooms; rents \$25; lot 15x30.

\$3,000—10th street; 9 rooms, cellar, frame; lot 40x105; 20-foot alley.

\$4,100—New one, 10th near D; brick; 2 stories; cellar; 4 rooms on a floor; furnace heat; lot 18x100; alley.

\$3,000—11th near C; 6 rooms and bath; choice location.

\$2,800—D near D; 2 stories, cellar; 6 rooms, bath.

\$3,750—West of 14th; 9 rooms; steam heat.